

Station 7: Building Placement & Design

These standards would only apply to new development or a major redevelopment

Topic: Building Placement

Issue: New development and major renovations should provide continuity and consistency with the historic commercial district. Current zoning regulations for setbacks (“yards”) create a more suburban development character.

Existing Character:

- Storefronts are built up to the sidewalk
- Buildings are built in a continuous row, or close together



Building Placement Standards		
	CN (Current)	CI (Alternate)
Street Yard	15 feet from ROW (min.)	10 foot min. 15 foot max.
Minimum Side Yard	10 feet	None
Maximum Side Yard	None	10 feet
Minimum Rear Yard	25 feet	10 feet

Which do you prefer?

Current (CN) Alternate (CI)



Topic: Building Intensity

Issue: New and expanding development should reflect the urban character of the district, while allowing easy transition to the nearby residential neighborhoods.

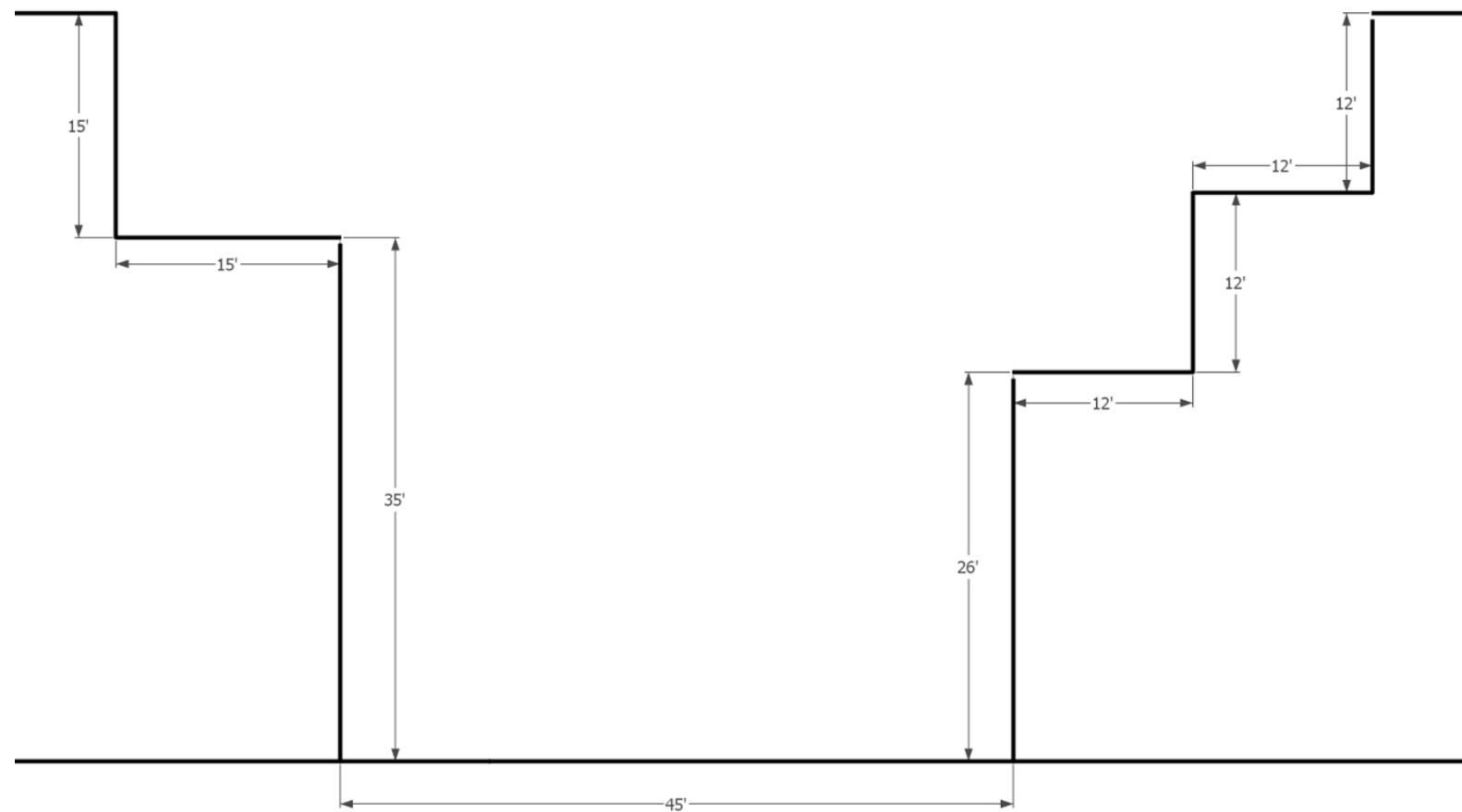
Existing Character:

- Buildings are mostly one-story or two-story commercial storefronts



Building Intensity Standards		
	CN (Current)	CI (Alternate)
Height	35 feet	35 feet with step-backs up to 50 feet (see diagram)
Density	11 units/acre	14 units per acre (density limits do not apply to upper story residential units)

Step-backs allow maximum height to be reached while retaining a human-scaled streetscape experience.



Other Topics

Several other topics are addressed in the Unified Development Ordinance (UDO) or the City Code, including:

- Trash handling
- Loading areas
- Bicycle parking
- Parking area landscaping
- Stormwater
- Signage
- Sidewalks
- Lighting

Let us know what topics are most important to you, and what questions you have, by filling out the survey.